

MEMORANDUM OF TECHNICAL SPECIFICATIONS

Energy certificate (CEE): B

DEVELOPER: TAYLOR WIMPEY DE ESPAÑA SA Unipersonal
C/Aragón 223 – 223A- 07008 Palma de Mallorca

CTE: The homes are compliant with the new Technical Building Code (European Standard))

STRUCTURE, FOUNDATIONS AND ENCLOSURES:

- Structure of braced pillars and reinforced concrete foundation. Concrete foundation slabs and micropiles.
- Dividing walls formed by ½ foot of perforated brick, perforated on both sides and with plasterboard type cladding and acoustic fibreglass insulation.
- Internal partition walls with large format ceramic bricks.
- Exterior enclosures with double layer air bricks with thermal insulation using 7.5cm thick rock wool and covered with 7.5cm thick extruded polystyrene.
- Plasterboard false ceilings throughout the dwelling.
- Interior finishing with plaster and smooth acrylic paint.
- Exterior cement mortar rendering as per the plans and an emulsion paint finish.

FLOORING

- Continuous 60x60cm Saloni brand tiles throughout the dwelling with white lacquered skirting.
- Terrace and solarium with 60cm x 60cm non-slip Saloni porcelain tiles to match the living room tiles.

TILING:

- Main and second bathroom, two combinations of Saloni porcelain tiling, chosen by the construction management team.

EXTERIOR CARPENTRY:

- Strugal brand aluminium coloured sliding patio door leading to the terrace with thermal break, double glazing and safety glass.
- Casement windows to other rooms in aluminium, aluminium colour, with thermal break and double glazing.
- Motorised rolled aluminium shutters, aluminium colour, on bedroom windows.

INTERIOR CARPENTRY:

- Armoured entrance door.
- Interior plain doors finished in melamine with textured wood tone and chrome fittings.
- Wardrobes: Built-in wardrobes with sliding doors in a textured wood toned melamine to match the flooring and internal doors, with internal panelling and finished with clothes rail, luggage stand and drawers.

KITCHEN:

- Designer kitchen with white wall units and a beige acrylic worktop.
- Equipment: Balay appliances: refrigerator, electric oven in column unit. vitroceramic hob, extractor fan and single sink with TRES high quality taps.

BATHROOMS:

- Main bathroom with WC, white acrylic shower tray with shower screen installed and sink with top-quality under-sink unit according to plans.
- Second bathroom with top-quality WC, white acrylic shower tray with shower screen installed and top-quality sink with under-sink unit according to plans.
- Top quality taps by TRES in all bathrooms.
- Mirrors installed in both bathrooms.

AIR CONDITIONING:

- Hot-cold air conditioning installed via channels in the false ceiling.

INSTALLATIONS:

- Embedded LED lighting package, as stated on the plans.
- Installation of mechanical ventilation according to the C.T.E.
- USB charging points in the kitchen and main bedroom.
- Fibre optic cable, telephone and TV points in living-dining room, bedrooms and kitchen.
- BJC brand light switches.
- Hot water produced by solar power produced by solar panels with additional supply provided by an electric heater.
- Digital TV antenna and satellite dish.

OTHER DETAILS:

- Complex with communal pool and gardens, private enclosed perimeter with pedestrian access door with video monitor and motorised entry gate for vehicles operated by remote control.
- Communal lift in each building with capacity for 6 people.
- The final price includes a parking space in the designated parking area covered by a pergola.
- Terrace property: Golf club locker

TAYLOR WIMPEY DE ESPAÑA S.A.U. reserves the right to modify or change the materials, models and distribution of these specifications and plans with the purpose of improving the project in compliance with the criteria of the project technicians.